

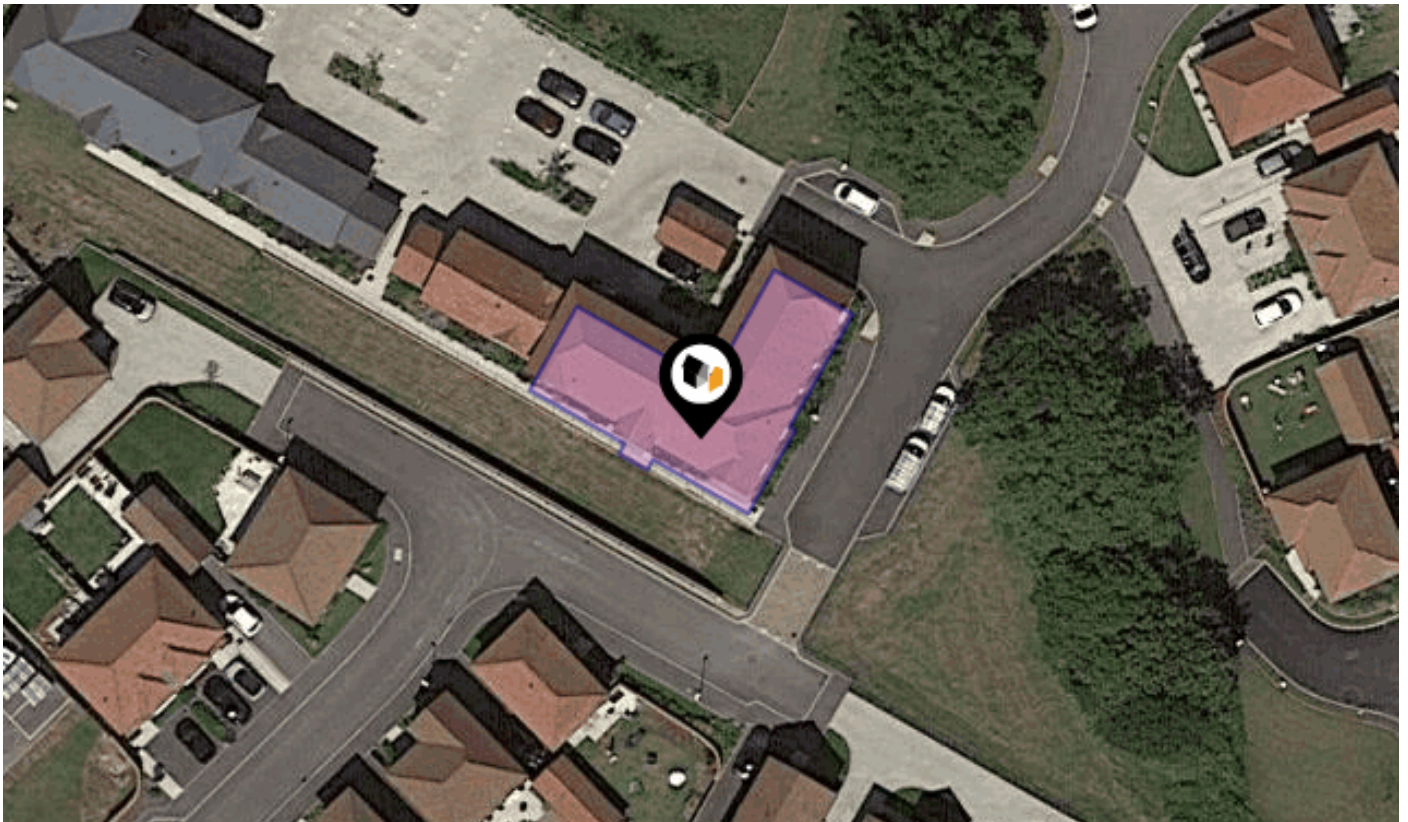


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th March 2025



FLAT 9, BENNET HOUSE, 9, AUSTEN GROVE, ARBORFIELD GREEN, READING, RG2 9UQ

Avocado Property

07795 006424

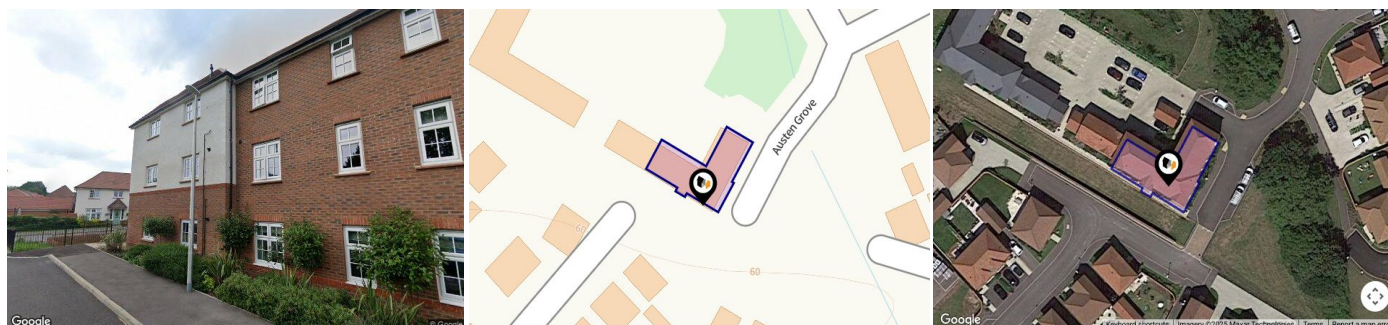
mike.r@avacadoberkshire.co.uk

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	24/07/2020
Bedrooms:	2	Last Sold Price:	£255,000
Floor Area:	753 ft ² / 70 m ²	Last Sold £/ft²:	£338
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	2020	Start Date:	23/07/2020
Council Tax :	Band C	End Date:	01/10/3017
Annual Estimate:	£2,011	Lease Term:	999 years beginning on 1 October 2018
Title Number:	BK509126	Term Remaining:	993 years
UPRN:	10094222058		

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

24 **1800**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT



sky



Virgin media

Property

Multiple Title Plans

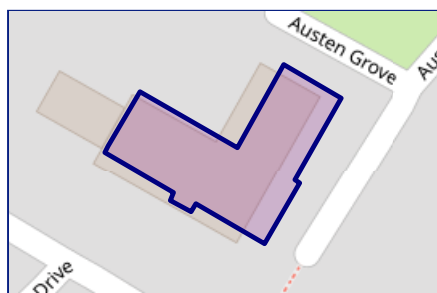


Freehold Title Plan



BK480463

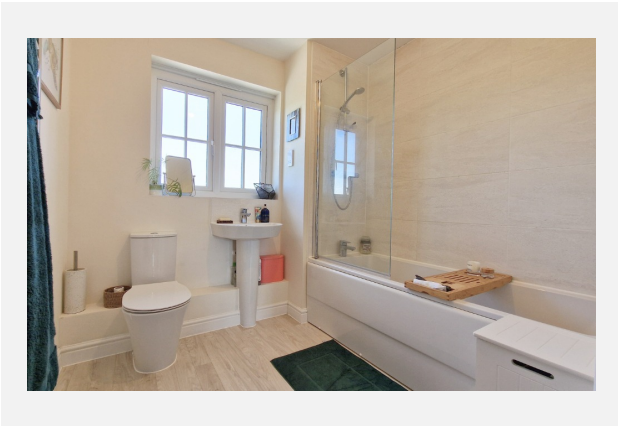
Leasehold Title Plan



BK509126

Start Date: 23/07/2020
End Date: 01/10/3017
Lease Term: 999 years beginning on 1 October 2018
Term Remaining: 993 years





Property

EPC - Certificate



Flat 9 Bennet House, 9, Austen Grove, Arborfield Green,
RG2 9UQ

Energy rating

B

Valid until 24.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

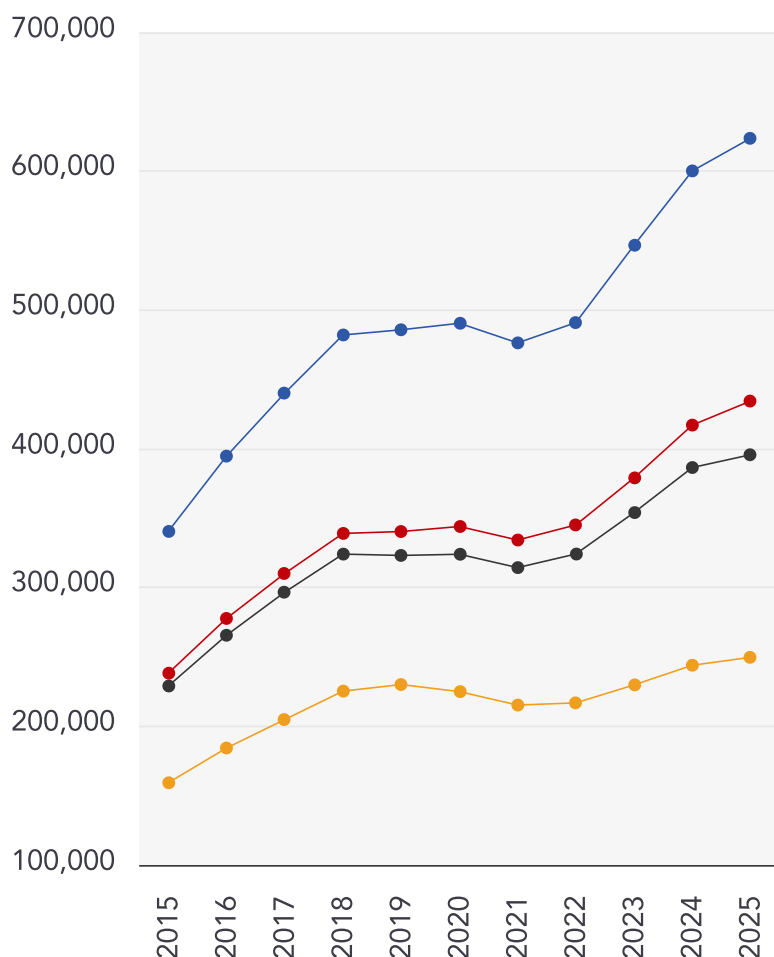
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	70 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

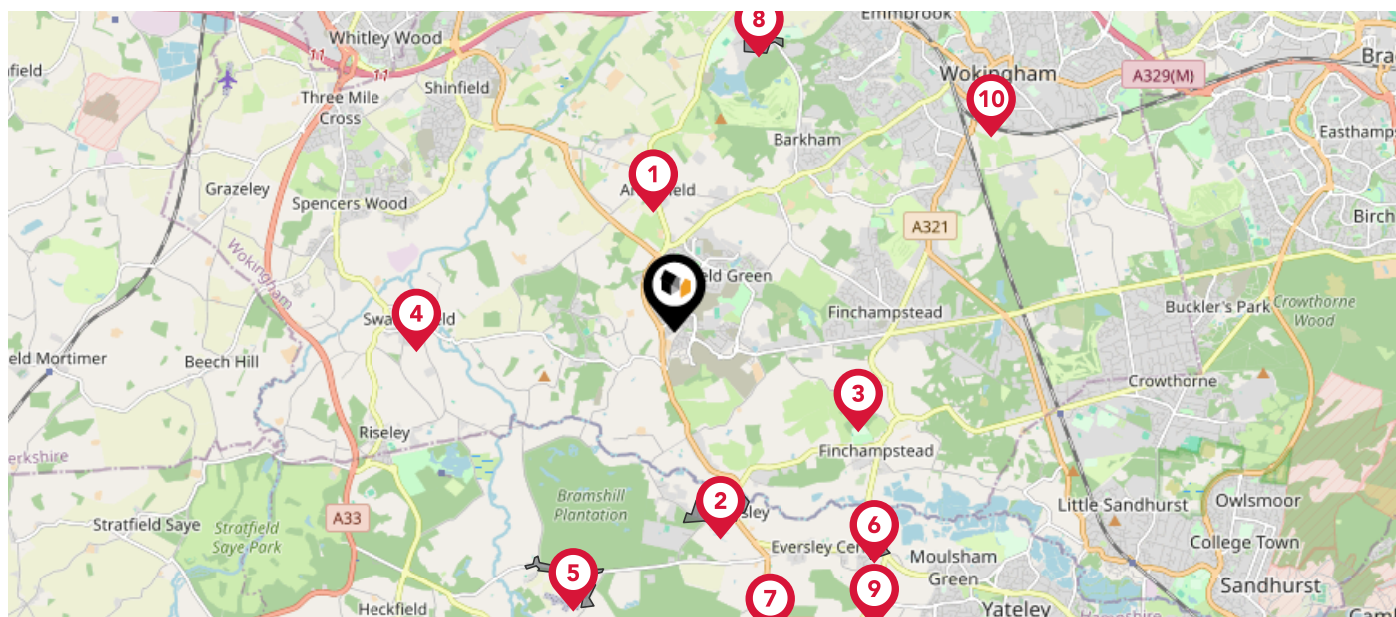
+56.72%

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

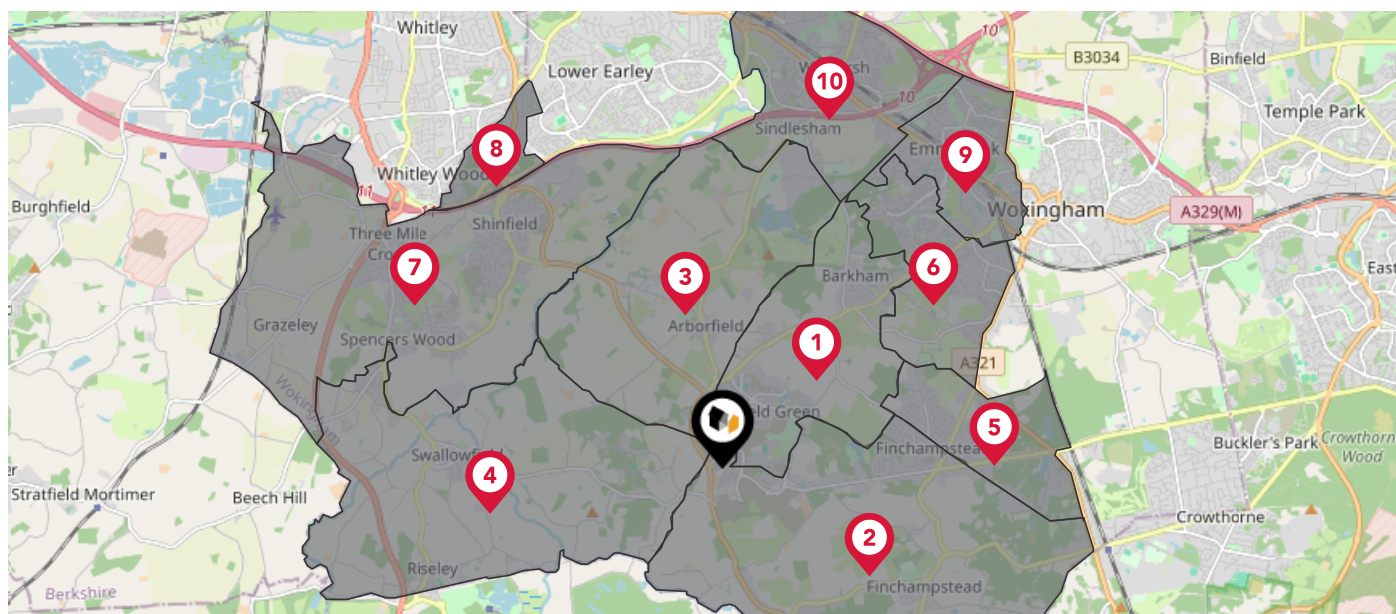
- 1 Arborfield Cross
- 2 Eversley Street
- 3 Finchampstead Church
- 4 Swallowfield
- 5 Bramshill
- 6 Eversley Cross
- 7 Eversley Church Farm
- 8 Sindlesham
- 9 Up Green
- 10 Langborough Road

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Barkham Ward



Finchampstead South Ward



Arborfield Ward



Swallowfield Ward



Finchampstead North Ward



Evendons Ward



Shinfield South Ward



Shinfield North Ward



Emmbrook Ward



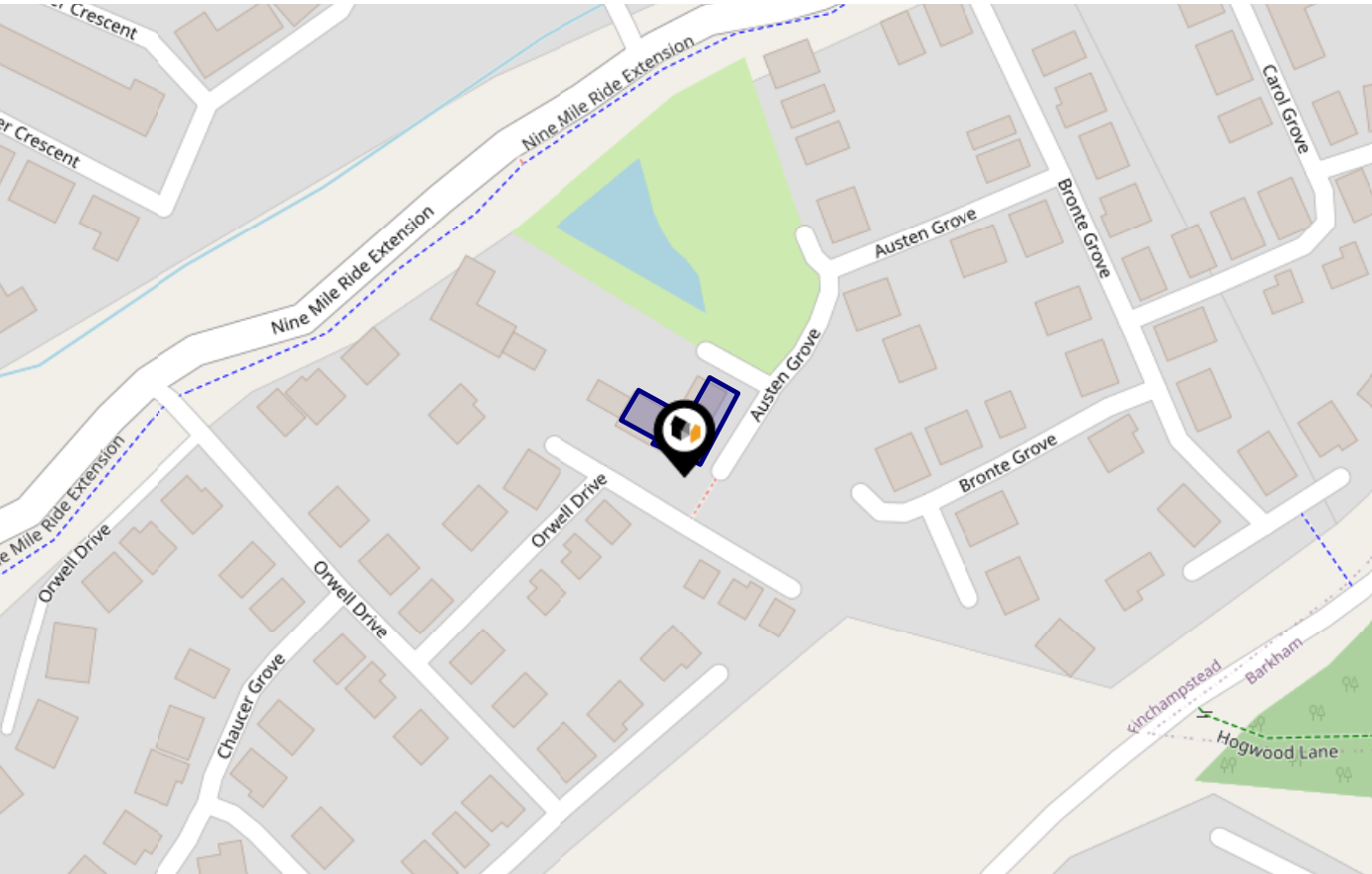
Winnersh Ward

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

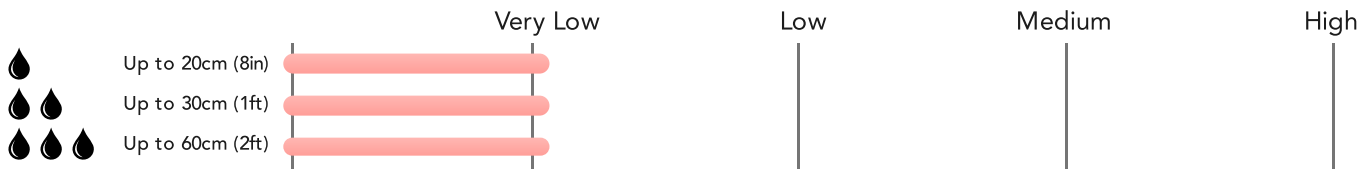


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

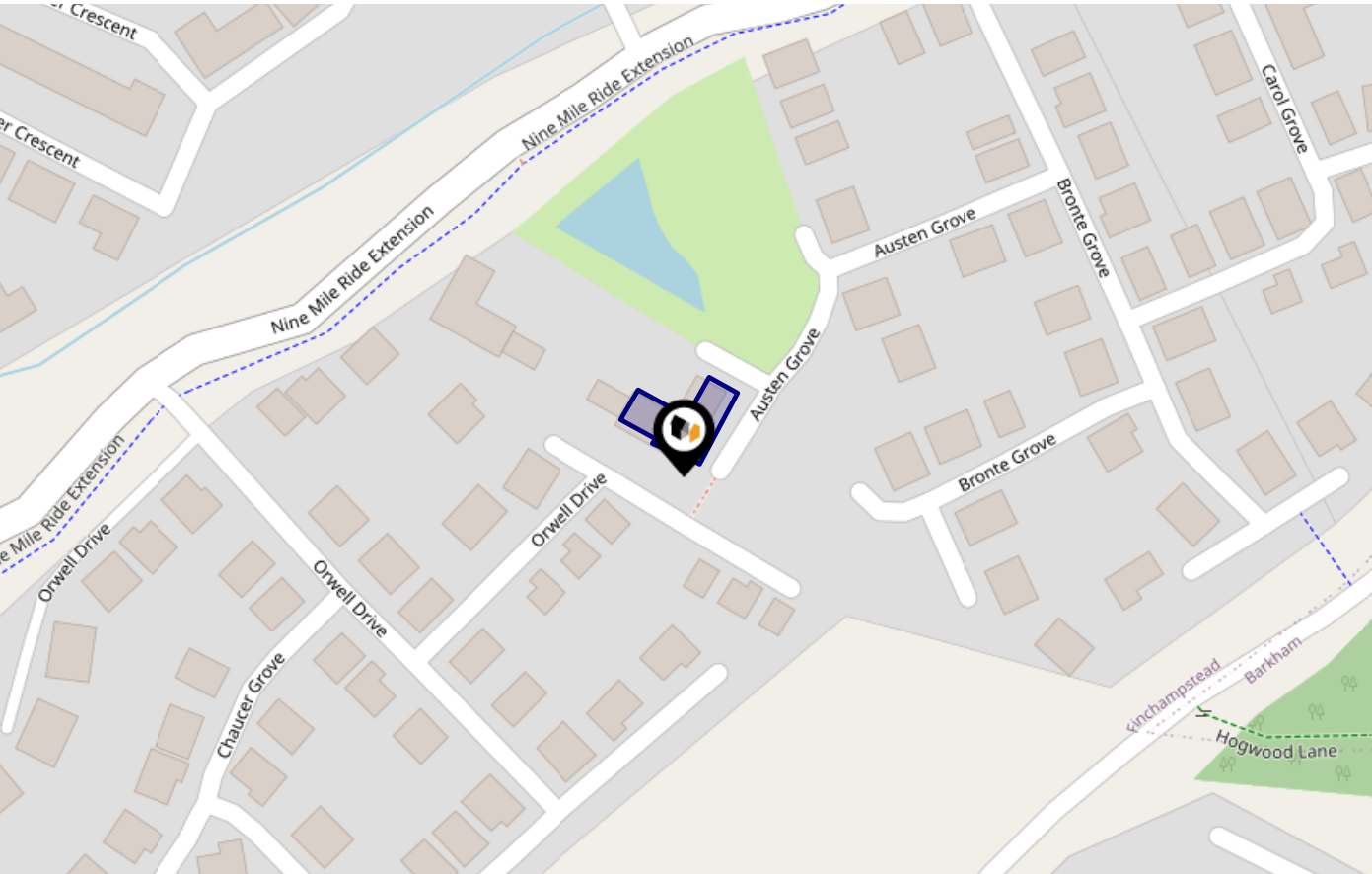


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

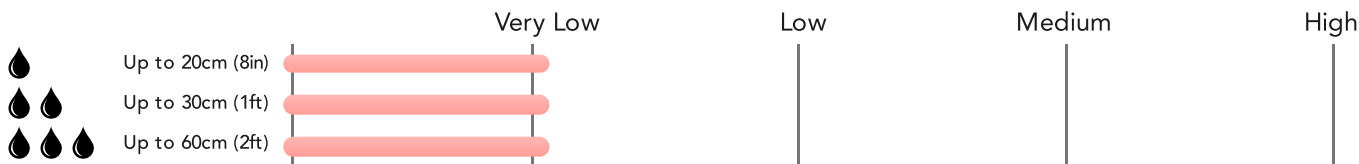


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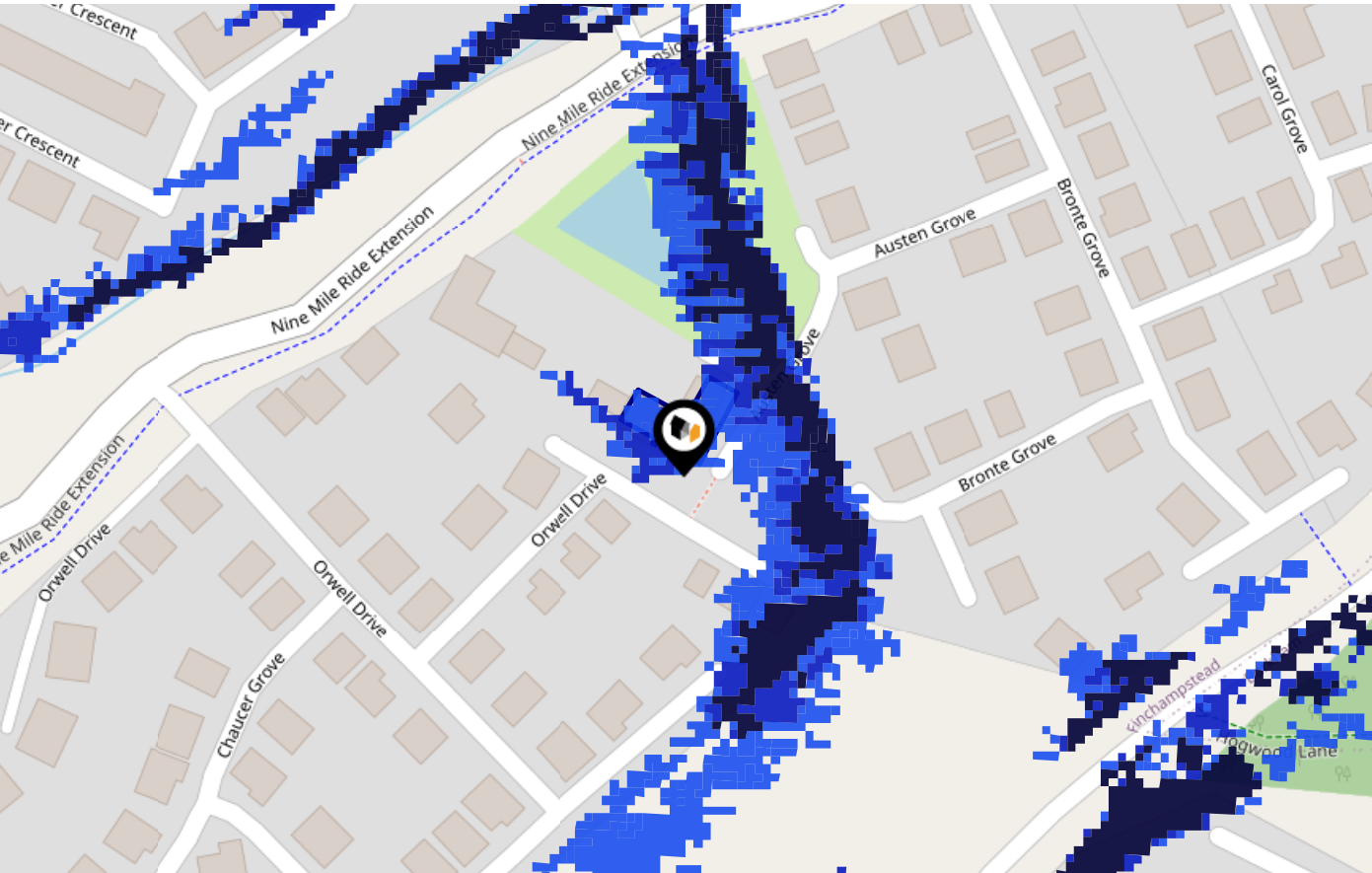


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

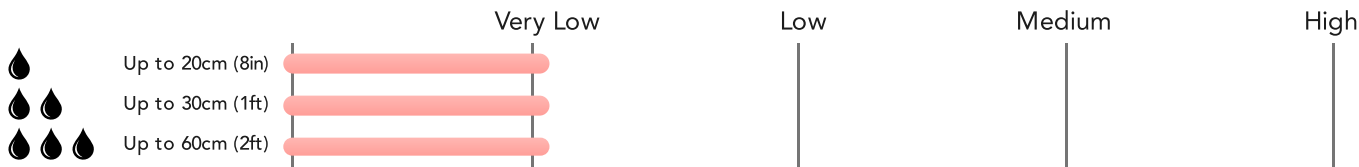


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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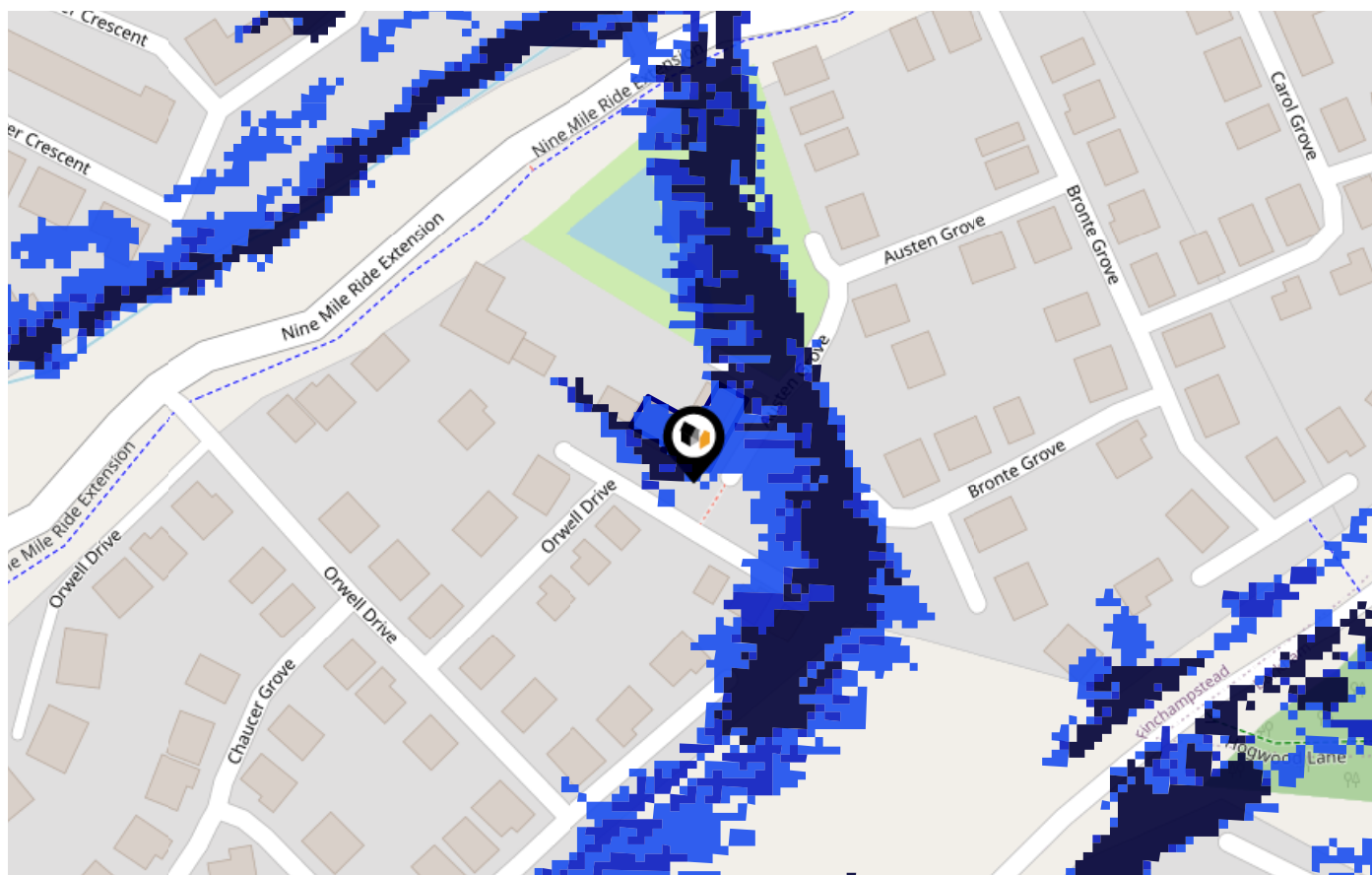


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

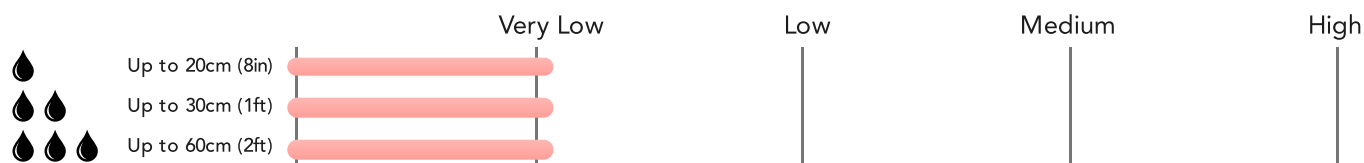


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

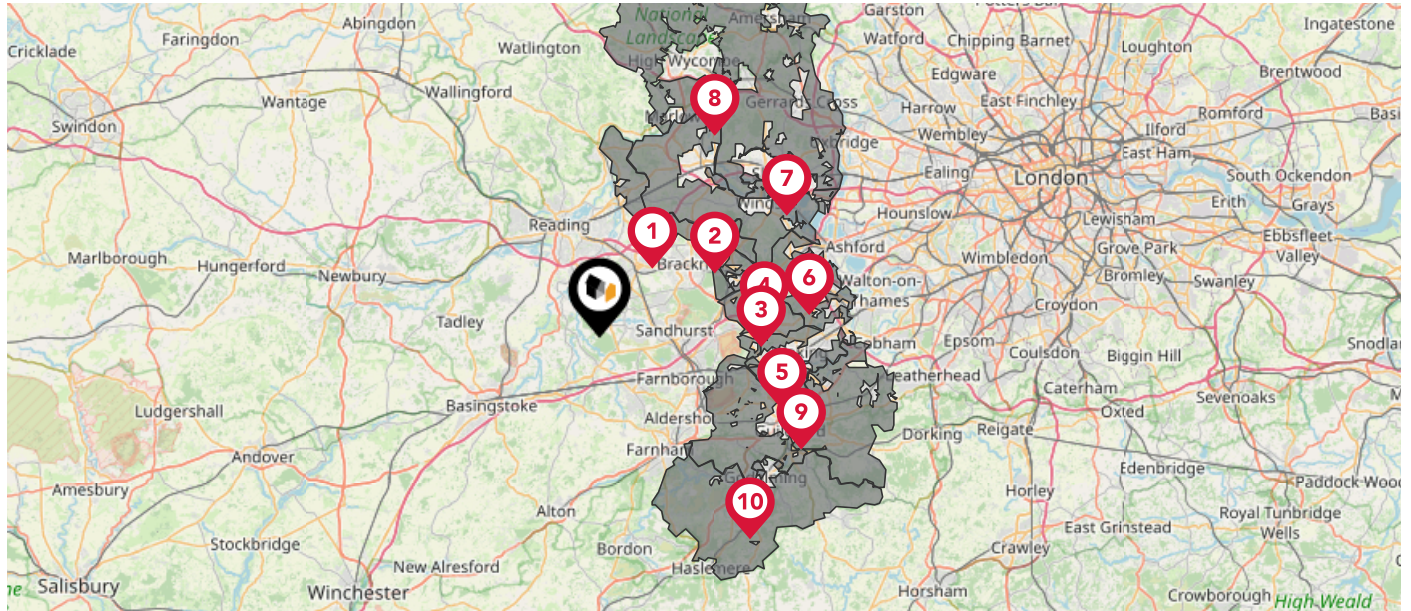


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

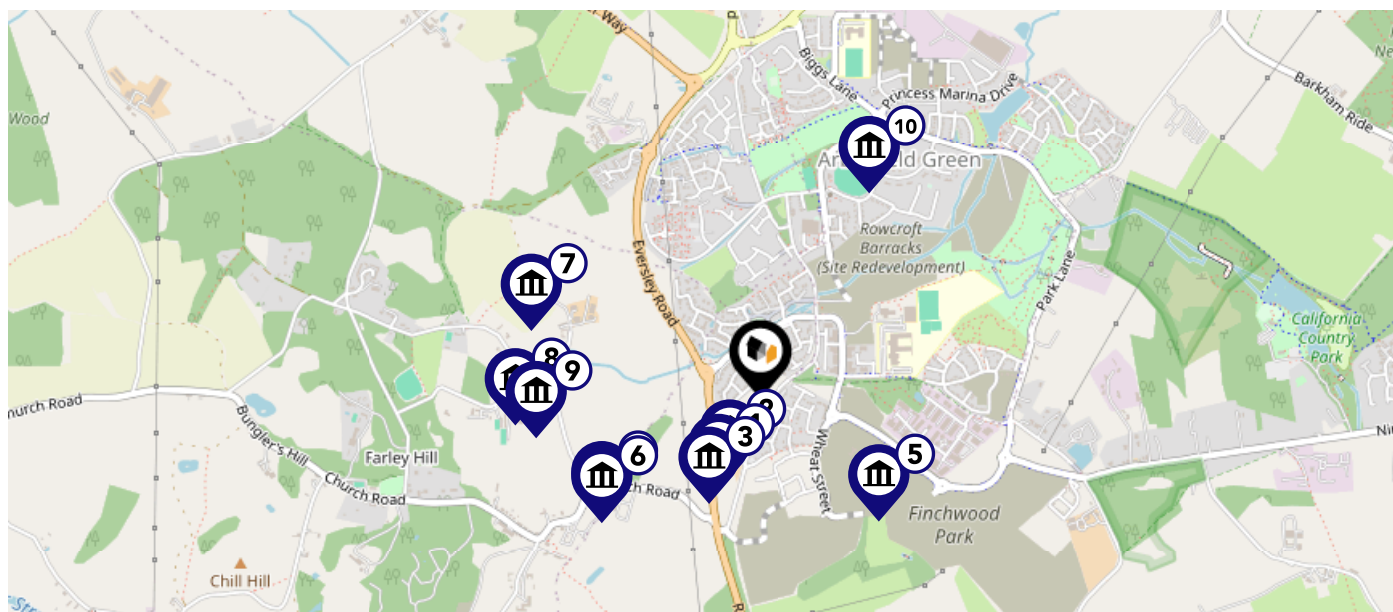
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Slough
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Guildford
- 10 London Green Belt - Waverley











Maps

Listed Buildings

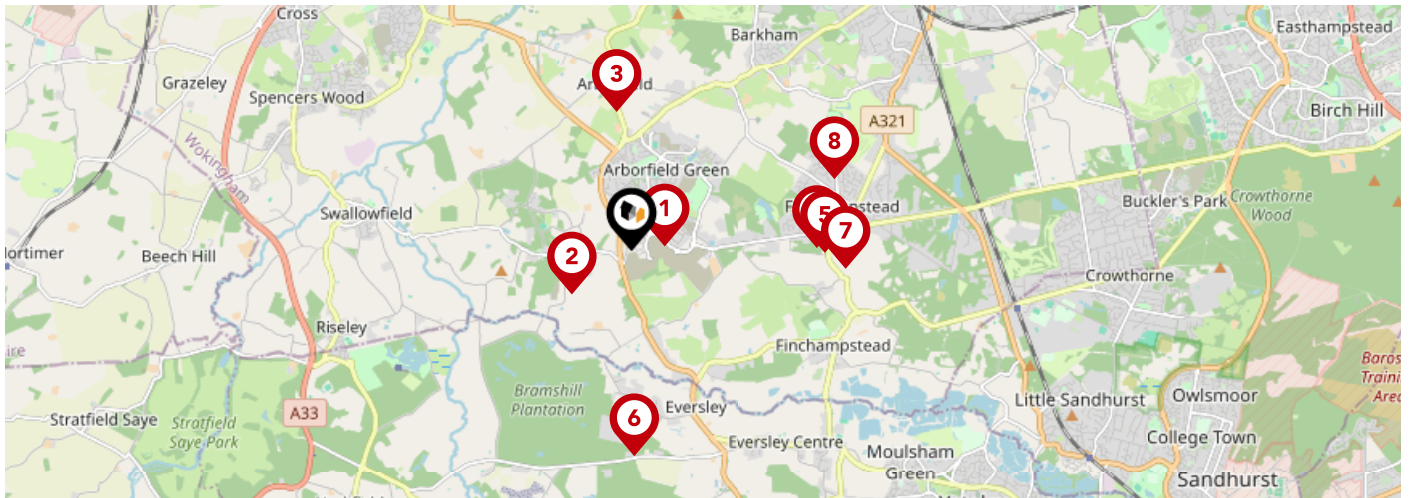


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



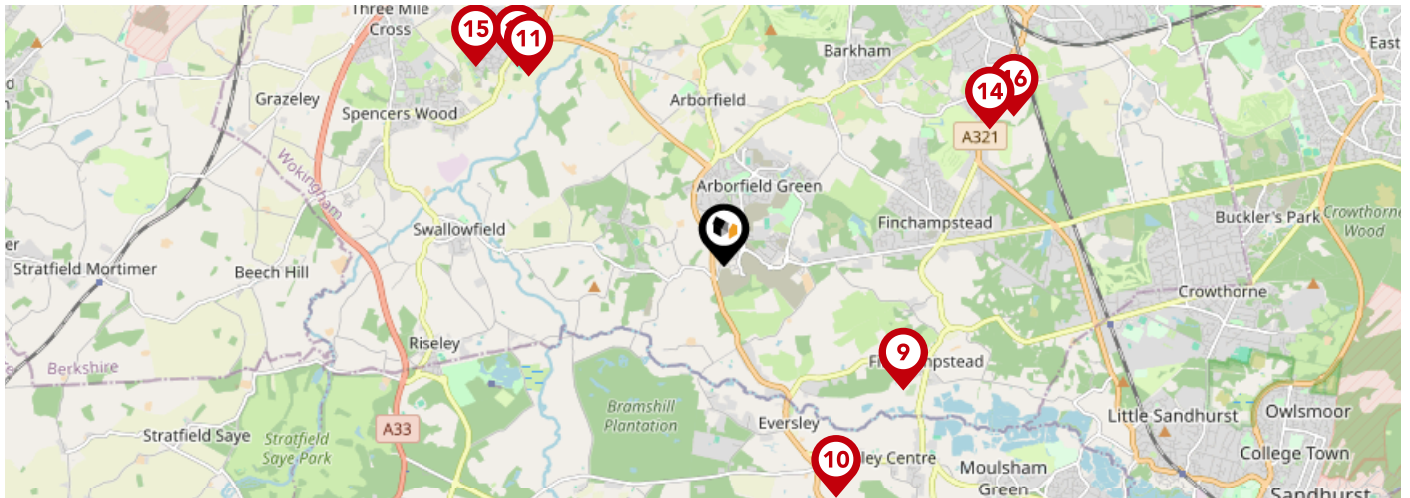
Listed Buildings in the local district	Grade	Distance
 1135796 - Westwood Farmhouse	Grade II	0.2 miles
 1319144 - Westwood Cottage	Grade II	0.2 miles
 1118095 - Granary Approximately 30 Metres South West Of Westwood Farmhouse	Grade II	0.3 miles
 1118059 - Barn At Hall's Farm Kennels 5 Metres To North	Grade II	0.4 miles
 1118094 - Hogwood Farmhouse	Grade II	0.4 miles
 1319167 - Hall's Farm Kennels	Grade II	0.4 miles
 1319131 - Cattle Shelter Adjacent To Old Parsons Cottage, 430 Metres Off Church Lane And To The North East	Grade II	0.5 miles
 1118060 - Vine Cottage	Grade II	0.5 miles
 1319168 - Farley Hill Farmhouse	Grade II	0.5 miles
 1419613 - Moat House	Grade II	0.6 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

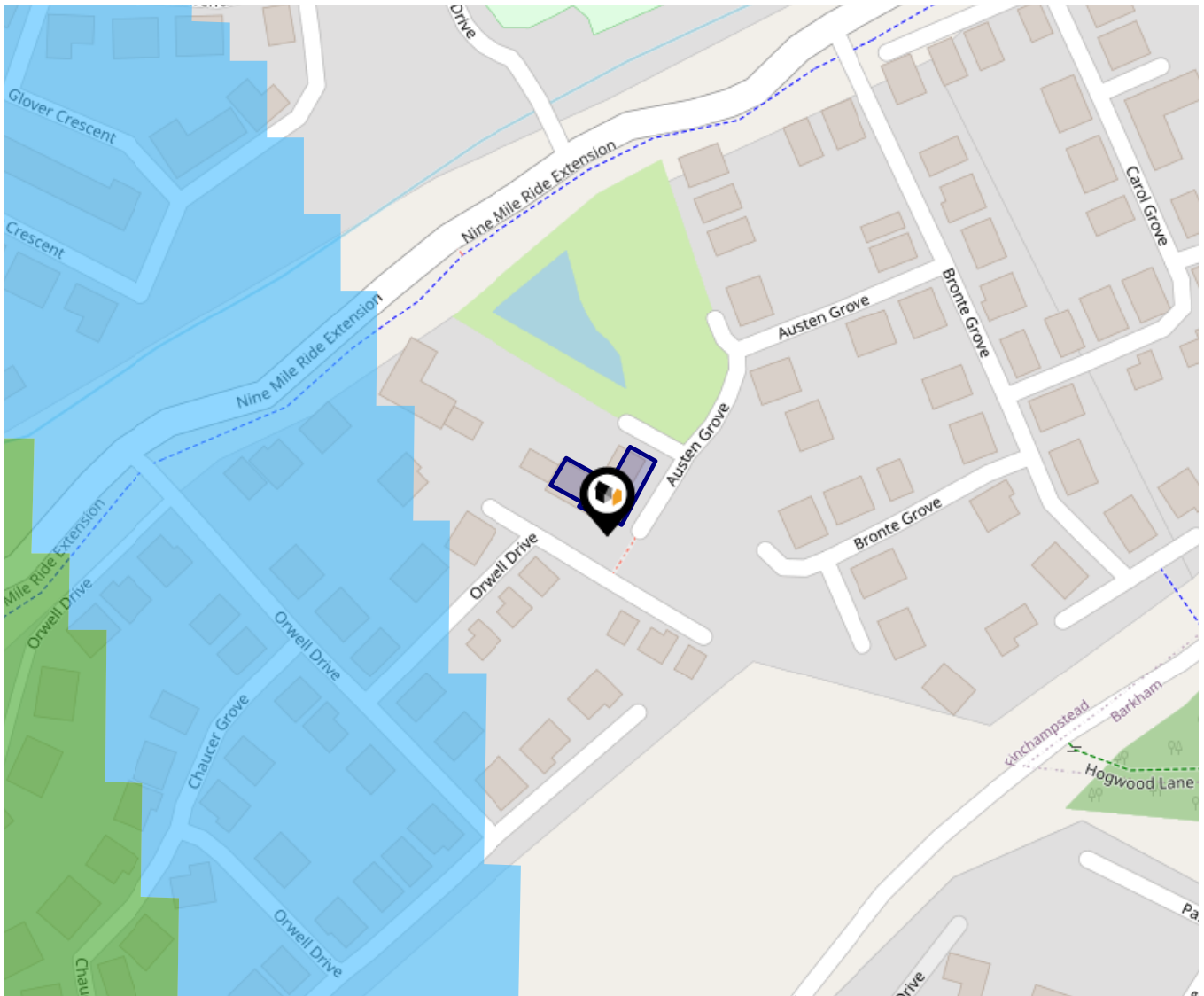
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charles Kingsley's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Road Noise



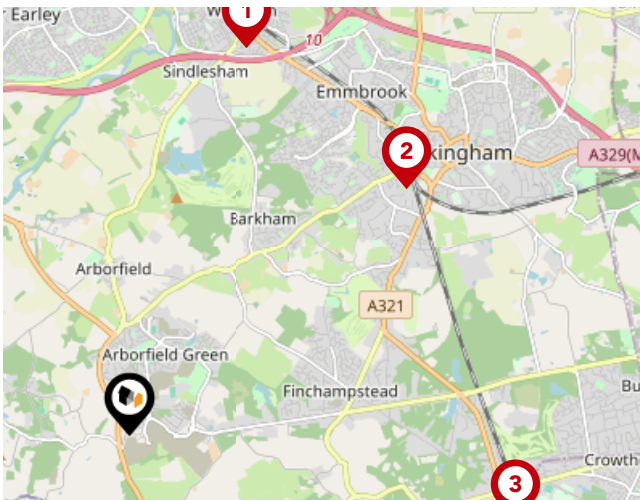
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

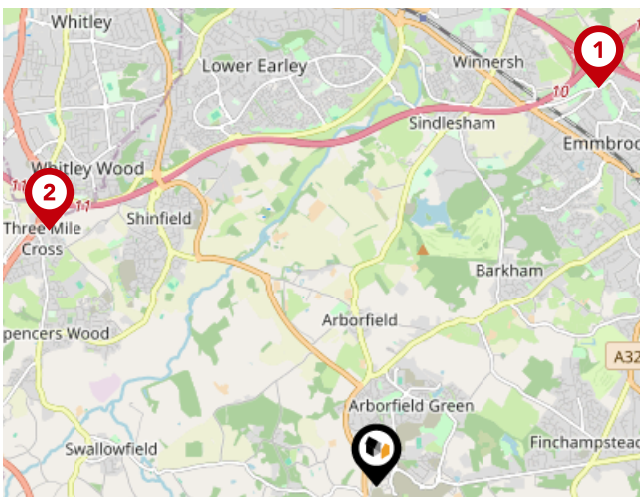
Area

Transport (National)



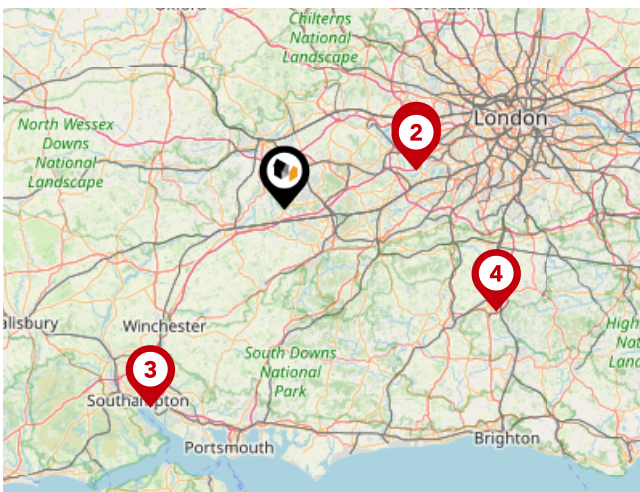
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.75 miles
2	Wokingham Rail Station	3.43 miles
3	Crowthorne Rail Station	3.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.22 miles
2	M4 J11	3.85 miles
3	M3 J5	7.82 miles
4	M3 J4A	6.91 miles
5	M3 J4	7.56 miles

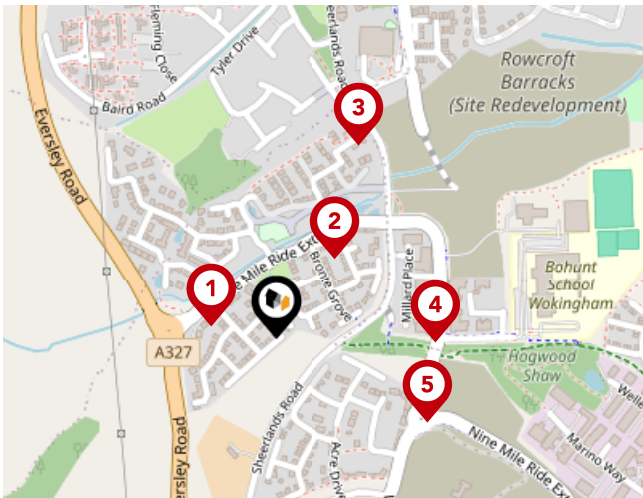


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.48 miles
2	Heathrow Airport Terminal 4	20.39 miles
3	Southampton Airport	35.66 miles
4	Gatwick Airport	34.82 miles

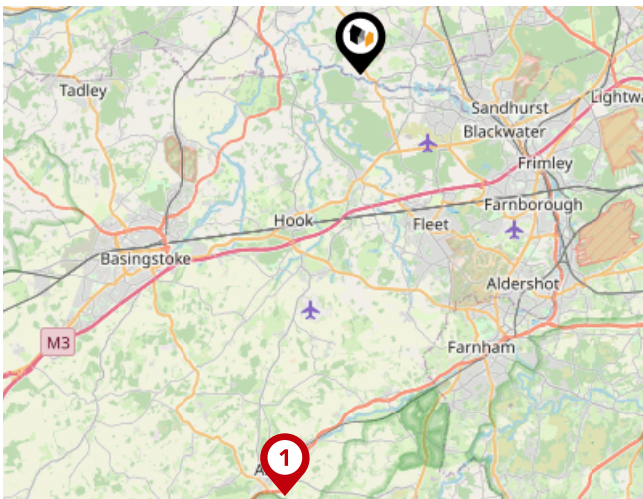
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Orwell Drive	0.08 miles
2	Weaver Avenue	0.11 miles
3	Rowcroft Road	0.24 miles
4	Arborfield Centre	0.18 miles
5	Harvest Path	0.2 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	15.9 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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